

Exhibit A

05101



Fauquier County Department of Community Development

40 Culpeper St., 3rd Floor

Warrenton, VA. 20186

(540) 347-8660 FAX (540) 341-3444

www.fauquiercounty.gov

Land Development Application



PROJECT DESCRIPTION

Case Number: ZOTA05-LE-001
For office use onlyProject Name/Subdivision Name: BEALETON ANIMAL FARM & PETTING ZOO Phase: _____Property Address: 11471 KINGS HILL ROAD BEALETON, VA 22712
(If no address, give location with closest cross street identified)Purpose of Request: Text amendment Acreage: 24.05 Total Lots: _____Magisterial District: LFR Service District: _____ Current Zoning: _____Is property in an Agricultural and Forestal District? ☐ Yes ☐ No If Yes, which district? _____Parcel Identification Number(s) (PIN): 6888-27-1435
(Use Page 3 to enter additional PINs)

CHECK ALL THAT APPLY

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Subdivision | <input type="checkbox"/> Floodplain Determination Letter | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Variance | <input type="checkbox"/> Floodplain Study | <input type="checkbox"/> Street Plan (for private streets) |
| <input type="checkbox"/> Agricultural and Forestal District | <input type="checkbox"/> Infrastructure Improvement | <input type="checkbox"/> Street Signs |
| <input type="checkbox"/> Bond Estimate Review | <input type="checkbox"/> Land Disturbing Permit | <input type="checkbox"/> Subdivision Ordinance Text Amendment |
| <input type="checkbox"/> Bond Extension | <input type="checkbox"/> Large Lot Subdivision | <input type="checkbox"/> Subdivision Potential |
| <input type="checkbox"/> Bond Reduction | <input type="checkbox"/> Major Site Plan | <input type="checkbox"/> Supplemental Land Disturbing Request |
| <input type="checkbox"/> Bond Release | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Survey |
| <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Plat of Vacation | <input type="checkbox"/> SWM/BMP Review |
| <input type="checkbox"/> Comprehensive Compliance Review | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Telecommunication Site Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Private Pond Review | <input type="checkbox"/> Telecommunication Special Exception |
| <input type="checkbox"/> Construction Plan Review | <input type="checkbox"/> Re-subdivision | <input type="checkbox"/> Type 1 Soils Report |
| <input type="checkbox"/> Easement Plat | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Wetland Mitigation Bank |
| <input type="checkbox"/> E&S Control Reinspection | <input type="checkbox"/> Road Resolution Street Acceptance | <input type="checkbox"/> Zoning Appeal |
| <input type="checkbox"/> Family Transfer | <input type="checkbox"/> Special Exception, Cat # _____ | <input checked="" type="checkbox"/> Zoning Ordinance Text Amendment |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Special Permit, Cat # _____ | <input type="checkbox"/> Zoning Variance |

☐ Amendment of: _____
 ☐ Resubmission of: _____
 ☐ Walver of: _____



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CONTACT INFORMATION

All Current Owners: (Attach additional page 2, if more than 2 owners)

Name: ROTA QURESHI
Company: _____
Address: 11471 KINGS HILL ROAD
City: BEALETON State: VA ZIP: 22712
Phone: 540 439 2205 FAX: _____
Mobile: _____
Email: BEALETON @ AOL.COM

Name: ALI QURESHI
Company: _____
Address: 11471 KINGS HILL ROAD
City: BEALETON State: VA ZIP: 22712
Phone: 540 439 2205 FAX: _____
Mobile: 703 201 3838
Email: BEALETON @ AOL.COM

All Current Applicants: (Attach additional page 2, if more than 2 applicants)

Name: ROTA QURESHI
Company: _____
Address: 11471 KINGS HILL ROAD
City: BEALETON State: VA ZIP: 22712
Phone: 540 439 2205 FAX: _____
Mobile: _____
Email: BEALETON @ AOL.COM

Name: ALI QURESHI
Company: _____
Address: 11471 KINGS HILL ROAD
City: BEALETON State: VA ZIP: 22712
Phone: 540 439 2205 FAX: _____
Mobile: 703 201 3838
Email: BEALETON @ AOL.COM

Representative:

Name: _____
Company: _____
Address: _____
City: _____ State: _____ ZIP: _____
Phone: _____ FAX: _____
Mobile: _____
Email: _____
Email: _____

Please note: Application will be accepted for official review when all requested information is provided and the correct fees are submitted. Fees are deposited upon receipt. If the application is rejected and not processed, you must make a written request for reimbursement.

OWNER(S) AND APPLICANT(S) AFFIDAVIT: (Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Fauquier County officials and other authorized government agents on official business to enter the property to process this application. If more than two property owners please attach a second copy of page 2 with additional owner information and signatures.

[Signature] 11/20/04
Owner's Signature and Date
ROTA QURESHI
Print Owner's Name

[Signature] 11/20/04
Owner's Signature and Date
ALI QURESHI
Print Owner's Name

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Fauquier County Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the County may deny, approve or conditionally approve that for which I am applying.

[Signature]
Applicant's Signature and Date
ROTA QURESHI
Print Applicant's Name

[Signature] 11/20/04
Applicant's Signature and Date
ALI QURESHI
Print Applicant's Name

Bealeton Animal Farm

**(Work Session Discussion with
County Planning Commission)**

November 18, 2004

Ruta Qureshi
&

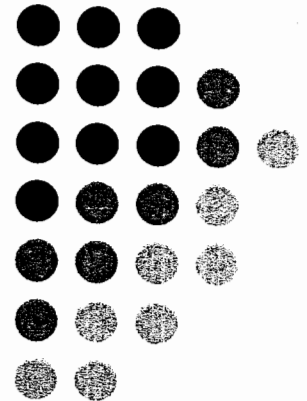
Ali Qureshi

11471 Kings Hill Road

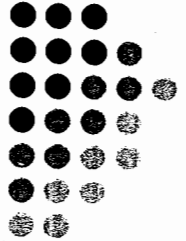
Bealeton, VA 22712

Phone – 540-439-2205

E-mail: bealeton@aol.com



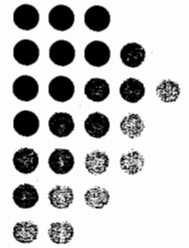
Background



- Objective
 - To establish a family-oriented animal farm that features a petting zoo providing an “up-close and personal experience”.
- Proposed Farm Location
 - Kings Hill Road (Rte 657) within close proximity to the intersection of Rte 29 & Rte 28. The property is zoned agricultural and consists of 24.05 acres.
- Principals

Ali & Ruta Qureshi

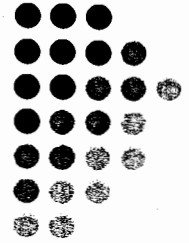
Qualifications and Experience



Ruta Qureshi

- Uniquely qualified and experienced to run the day to day operations of the business. Currently manager at the Leesburg Animal Park responsible for daily operations.
- Supervision of a staff of 9 that consists of zookeepers, cashiers, and maintenance personnel.
- Spokesperson for the park and featured in:
 - Loudoun Times Mirror
 - Washington Post Loudoun Magazine
 - ABC Channel 7 "Good Morning Washington"
 - Fox Channel 5 "Fox 5 News"
- Member of the following organizations:
 - Wildlife Conservation Society
 - World Wildlife Fund (WWF)
 - Aquarium & Zoo Facilities Association
 - American Association of Zookeeper's Inc.
 - Association of Zoological Horticulture

Qualifications and Experience

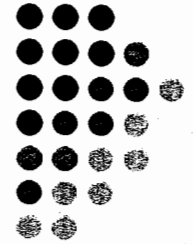


Ali Qureshi

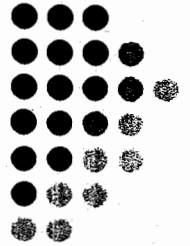
- Over 15 years experience in business development and marketing.
- Currently financial advisor with UBS specializing in providing solutions to corporate and institutional customers on wealth management issues.
- Primarily responsible for:
 - Business operations
 - Marketing and Public Relations
 - Development of the farm.

Key Features

- Petting Area
- Pony Rides
- Hayrides
- Educational Activities
- Butterfly Garden
- Children's Play Area
- Two tier contact area
- Bunny Run
- Retail Shop
- Cashiers Booth
- Handicapped Accessible
- Adequate Parking Facilities



Proposed Animals



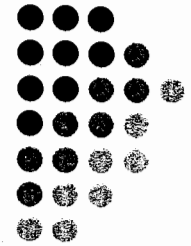
- **Phase 1**

- Chickens
- Goats
- Sheep
- Ducks
- Donkeys
- Turkeys
- Rabbits
- Pigs
- Cows
- Ponies

- **Phase 2**

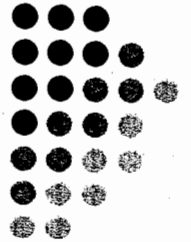
- Macaws
- Pheasants
- Llamas
- Water Buffalo
- Emu
- Peacock

Key Issues



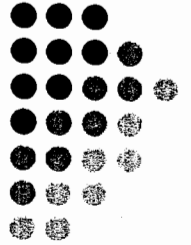
- USDA Licensed & Regulated
 - Regular Unannounced On-site inspections
 - Security and Perimeter Fencing
 - Animal Safety & Hygiene
 - Record keeping & Medical Care
 - Consulting Veterinarian
 - Placement & Size of Animal Housing
- Compliant With County Regulations & Zoning Ordinances
- Hygiene & Sanitation
 - Adequate Hand washing Facilities
 - Waterless Hand Sanitizers
 - Bathroom Facilities
 - Family Comfort Station

Key Issues (cont.)



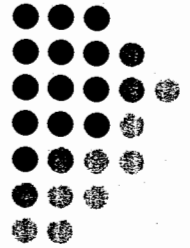
- **Pasture Management**
 - Establish & maintain forages to prevent erosion, weed invasion, & livestock damage
 - Rotational grazing
 - Subdivided paddocks with laneways
 - Number of animals matched to number of areas and available forage
 - Type of animal and grazing style
- **Waste Management**
 - Proper storage of manure and bedding
 - Stalls & Animal Housing areas cleaned daily and throughout day as needed.
 - Phase 1
 - Manure Removal Service
 - Phase 2
 - Secure Composting & Waste Storage Facility

Community Benefits

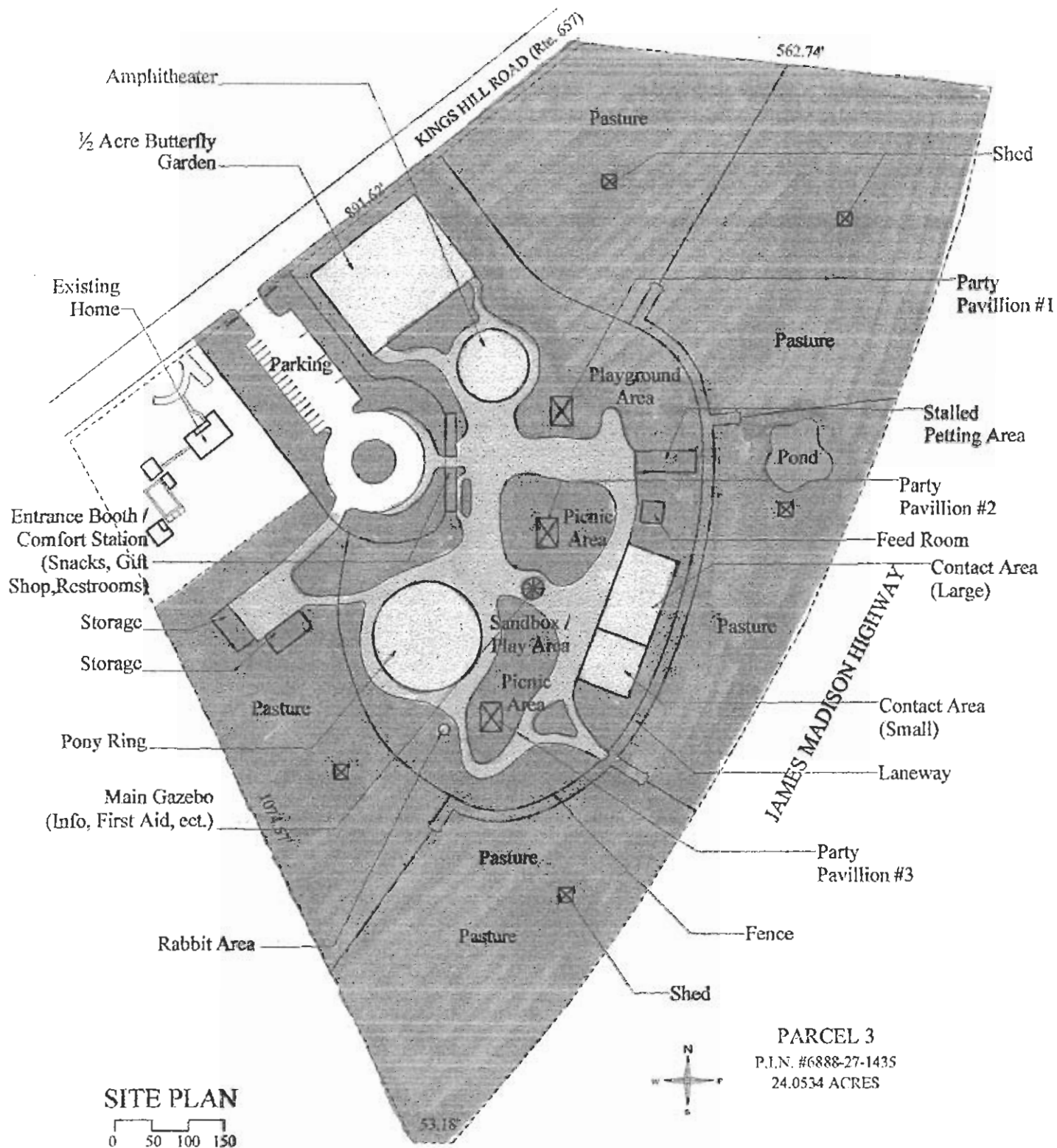


- Job Opportunities at Farm
- Local Venue for families & children
- Increased revenues for County
- Preservation and promotion of agriculture and farm-oriented activities
- Educational field trip activities for county children

Next Steps



- Secure County Authorization for operating the farm
- Proposed launching of Phase 1 operations
Spring, 2005



ANIMAL FARM

SIA
Soe Lin & Associates

3-318 Agriculture (Category 18)

[illegible]

5-1814 Additional Standards for Petting Zoos in the R-A District

1. The minimum lot size shall be 20 acres.
2. All structures, including holding and display areas, shall be located a minimum of 100 feet from any property line.
3. Parking areas shall be located 50 feet from adjoining Rural or Residential Districts and shall be screened from adjoining properties.
4. Petting zoos shall not be open to the public before 9:00 a.m. or after sunset.
5. Any retail sales shall be accessory and incidental to the permitted activity. Retail structures shall not exceed a total of 600 square feet in area.
6. All such uses shall be subject to and operated in compliance with all other applicable Federal and State regulations.
7. Petting zoos shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
8. The property is limited to one dwelling unit for the owner or caretaker which shall only be allowed if a residence could otherwise lawfully be constructed on the property.
9. The property shall be managed according to a controlled grazing plan adequate to maintain grasses and legumes for grazing and to minimize erosion. Such plan must accompany any application for a Special Use Permit. Thereafter, the current plan shall be made available to the Zoning Administrator upon request.
10. Outdoor amplified music and sound is prohibited.
11. Special Events are subject to Fauquier County Zoning Ordinance Section 3-309(16).

15-300 Definitions

PETTING ZOO: A petting zoo is, and shall be limited to, the commercial show and display of domesticated animals commonly found on American farms or as household pets as well as the show and display of insects.